



Nancy J. Pinkin
 Middlesex County Clerk
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 NANCY J. PINKIN, COUNTY CLERK GO
 MIDDLESEX COUNTY, NEW JERSEY
 RECORDING FEES: \$45.00

Official Use Only

Date of Document 11/22/2025	Type of Document Amendment to ByLaws
First Party Name CLEARBROOK CONDOMINIUM ASSOCIATION NO. 3	Second Party Name
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

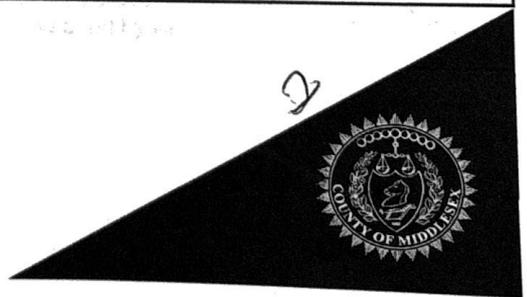
Block	Lot
Municipality	Consideration
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book	Original Page
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MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.
 Please do not detach this page from the original document as it
 contains important recording information and is part of the permanent record.



Clearbrook Condominium Association No. 3
Clearbrook Clubhouse
1 Clearbrook Drive
Monroe Township, NJ 08831

Send & Return to:
Sari Gruber
03A Dogwood Plaza
Monroe Township, NJ 08831

11/22/2025

AMENDMENT TO THE AMENDED BY-LAWS OF
CLEARBROOK CONDOMINIUM ASSOCIATION NO. 3
(the "Association")

CONTRIBUTION TO WORKING CAPITAL

IN WITNESS WHEREOF, the Clearbrook Condominium Association No. 3 has affixed its hand and seal on the day, and year first above written.

ATTEST:

Clearbrook Section No. 3
Condominium Association, Inc.

By:

Sari Gruber, Secretary

By:

Patricia Feeney, President

THIS AMENDMENT of the By-Laws is made on the 28th day of November 2025 by the CLEARBROOK CONDOMINIUM ASSOCIATION NO. 3, the New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and State of New Jersey (hereinafter referred to as "Section 3").

This amendment, which was approved by a vote of the Section 3 Board, in accordance with the Article XVI of the By-Laws, amends the Amended By-Laws of the Association recorded in the Office of the Middlesex County Clerk on _____ in the Deed Book 05765 at Page 762 et seq.

Article IX, Section 16 of the By-Laws is hereby amended to read:

Section 16. Contribution to Working Capital. Each purchaser of a unit shall pay to the Association upon acquisition of title to his/her Unit a non refundable and non-transferable contribution to the working capital of Section 3 in the amount of One Thousand, Eight hundred, and Sixty Three Dollars (\$1,863.00) to provide the Association with a capital reserve, which may be used toward payment of any budgeted operating expenses of the Association or, if not needed for such purposes, may be allocated to the Section 3 operating contingency or repair and replacement and/or deferred maintenance reserves. Payment of such contribution shall be a condition precedent of the exercise of the rights of membership in the Association upon the initial sale or subsequent transfer of title to a Unit. Any unpaid working capital contribution shall be deemed a lien on the unit in the same manner as any unpaid Common Expenses attributable to such Unit.

The remainder of Article IX shall remain unchanged.

Except as amended herein, the remainder of the Associations' By-Laws shall remain in full force and effect.

This Resolution shall be effective as of the 15th day of December, 2025.

State of New Jersey

County of Middlesex

I CERTIFY that on November 22, 2025, Sari Gruber personally came before me and this person acknowledged under oath, to my satisfaction, that:

- This person, Patricia Feeney, is the President of the Clearbrook Condominium Association No. 3, a nonprofit corporation of the State of New Jersey, named in this document;
- This person signed this document as attesting witness for the proper corporation officer who is Patricia Feeney, the President of the corporation.
- This person knows the proper corporate seal of the corporation and the proper corporate seal was affixed.
- This document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- This person signed this acknowledgment to attest to the truth of these facts.

Signed and sworn to before me on

Kristin G. Bilal
Notary Public of New Jersey

KRISTIN G. BILAL
A Notary Public of New Jersey
My Commission Expires May 17, 2026